



Beverley Road, Norwich NR5 8DL

welcome to

Beverley Road, Norwich

William H Brown are delighted to present an exceptional opportunity to acquire this charming three-bedroom mid-terrace residence, nestled in the highly sought-after NR5 postcode. A standout feature of this property is the thoughtfully integrated and seamlessly extended living space to the rear.



date electrics and boiler service.

Lounge

18' 3" x 14' 7" (5.56m x 4.45m)

Sliding door to rear garden, herringbone LVT flooring with underfloor heating, lantern skylight and spot lights.

Reception Room

14' 6" x 13' 7" (4.42m x 4.14m)

Double glazed window to front aspect, wooden flooring and radiator.

Kitchen/Diner

11' 7" x 13' 7" (3.53m x 4.14m)

Tiled flooring, range of wall and base units, integrated fridge/freezer, washing machine, gas oven, induction hob, ceramic sink, extractor fan and storage cupboard.

First Floor

Bedroom One

16' 11" x 9' 5" (5.16m x 2.87m)

Two double glazed windows to front aspect, carpeted flooring, spotlights and radiator.

Bedroom Two

12' 9" x 8' 5" (3.89m x 2.57m)

Double glazed window to rear aspect, carpeted flooring and cupboard.

Bedroom Three

9' x 8' (2.74m x 2.44m)

Double glazed window to rear aspect, carpeted flooring and radiator.

Bathroom

Tiled flooring and walls, bath tub with shower over, wash hand basin with mixer tap, toilet and towel rail.

Exterior

Immaculately landscaped rear garden mainly laid to lawn with patio area. To the front there is driveway parking.

Agents Note

The owner has informed us the property has up to



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Beverley Road, Norwich

- Guide Price £250,000 - £260,000
- Excellent condition throughout
- Extended to the rear
- Large living space
- Three bedrooms of landing

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR143318



Property Ref:
NOR143318 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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